

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Civil Citation No. 87952

Shirley Tyson
111 Stevens Road
Glen Burnie, MD 21060

8259 Vosges Road

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Administrative Law Judge on March 8, 2011, for a Hearing on a citation for violations of the Baltimore County Code (BCC) section 35-6-105, 35-6-112: Respondent has not obtained a rental housing license for rental property.

On February 7, 2011, pursuant to § 3-6-205, Baltimore County Code, Inspector Kathleen O'Donnell issued a Code Enforcement citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$1,000.00 (one thousand dollars).

The following persons appeared for the Hearing and testified: Shirley Tyson, Respondent and, Kathleen O'Donnell, Baltimore County Code Enforcement Officer.

Determined by the Inspector to be a rooming house, a correction notice was issued for compliance by 1/25/11 on 12/28/10. On 2/7/11 a citation was issued, mailed and posted. The Respondent testified that she had thought that the property had been transferred to an agent, which SDAT records confirmed had not occurred.

8259 Vosges Road
Page 2

Having heard the testimony and evidence received at the hearing:

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$1,000.00 (one thousand dollars).

IT IS FURTHER ORDERED that the civil penalty will be REDUCED to \$100.00 (one hundred dollars) if Respondent obtains a valid rental housing license by April 18, 2011. After that date, rental without the required license may result in additional Citations with civil penalty.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty as authorized above shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the remaining \$900.00 (nine hundred dollars) will be imposed if there is a subsequent finding against the Respondent for the same violation.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 18TH day of March 2011

Signed: ORIGINAL SIGNED
Lawrence M. Stahl
Administrative Law Judge

NOTICE TO RESPONDENT: The Respondent is advised that pursuant to §3-6-301(a) of the Baltimore County Code, the Respondent may make written application to the Director of the Department of Permits Approvals and Inspection, the Respondent may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.